

**Correspondence Between  
Staff and Applicant  
Approval Letter**



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

November 7, 2016

19-DR-2016  
Keith Nichter  
Landmark Homes USA  
8901 E Pima Center Pkwy Ste 100  
Scottsdale, AZ 85258

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 19-DR-2016 Aeries

The Development Review Board approved the above referenced case on November 3, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jeff Barnes, 480-312-2376.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,



Jeff Barnes  
Planner  
jbarnes@ScottsdaleAZ.gov

## About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Commercial, foundation, addition, tenant improvement/remodel</li> <li>Apartments/Condos</li> <li>Engineering site review</li> <li>Signs</li> <li>Plat fees</li> <li>Misc. Plan Review</li> <li>Lot Tie/Lot Split</li> <li>Pools &amp; Spas</li> <li>Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, standard plans</li> <li>Engineering site review</li> <li>Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>Single family custom, addition, remodel, detached structure, standard plans</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>	After construction document approval and before site construction begins



RE: 19-DR-2016 Aeries - Response to Comments.

Dear Mr. Barnes:

The following responses to the **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for the revisions made related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Please provide a revised site plan that complies with the Plan & Report Requirements for
  - a. Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

**Response:** A revised Site Plan has been included with this application. Care has been taken to ensure that this plan complies with the Plan & Report Requirements for Development Applications.

Revise the project data to indicate bicycle parking – required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.

**Response:** This information was provided and remains within the Site Data. The City of Scottsdale Zoning Ordinance Section 9.103 states that if greater than forty car parking spaces are required for a property, then one bicycle parking space is required for every 10 car parking spaces. Given the number of residences within the project, only 27 parking spaces are required. Therefore the applicant is required to provide only the minimum two bike parking spaces required for a new development. These two spaces have been demonstrated on the Site Plan and Landscape Plan.

- b. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking – required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103

**Response:** This information was provided and remains within the Site Data.

- c. Revise the site plan to indicate the dimensions of the parcel.

**Response:** The Site Plan has been revised to indicate the dimensions of the parcel.

- d. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.

**Response:** The Site Plan has been revised to indicate the dimension from each building/structure

to the adjacent/abutting property line.

- e. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.

Response: The Site Plan has been revised to indicate the location of sidewalks, with pavements types, and dimensions.

- f. Revise the site plan to indicate the location of above ground utility equipment.

Response: Equipment will be located and screened on building rooftops.

- g. Revise the site plan to indicate the location of street lights and overhead utility poles.

Response: The Site Plan has been revised to indicate the location of existing street lights and overhead utility poles. Existing streetlight to be relocated.

2. Please provide a revised preliminary landscape plan that complies with provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There may be additional comments regarding the preliminary landscape plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.3033

Response: A revised Preliminary Landscape Plan has been provided with this submittal that complies with provisions of the Zoning Ordinance Section 10.2000, and that includes information as listed on the Plan and Report Requirements for Development Applications.

3. The submitted Development Application identifies Landmark Homes LLC as the property owner, but the submitted Commitment for Title Insurance identifies Aeries LLC as the property owner. Please submit a revised Commitment for Title Insurance or a revised Development Application form with signatures accurately reflecting the property ownership.

Response: Aeries LLC is the property owner for this site. A revised Development Application stating as such has been included with this application.

4. The minimum frontage open space propose is less than the minimum required by Section 5.1004.B.1.a.i of the Zoning Ordinance. It would appear that instead of the calculation from Zoning Ordinance Section 5.1004.B.1.a.i.(1) is being used incorrectly, which is only applicable if 0.50 multiplied by the minimum open space results in a lesser amount. Please revise the open space calculations to use the minimum requirement as identified in Zoning Ordinance Section 5.1004.B.1.a.i.

Response: The Site Plan has been revised and the Frontage Open Space for this project has been recalculated as 50% of the Common Open Space, or 11% of the net site area per City of Scottsdale Zoning regulations.

5. In accordance with Zoning Ordinance Section 5.1004.C.2, building height shall not exceed one story within fifty (50) feet of the adjacent R1-7 zoning district to the west. The Conceptual Site Plan identifies the proposed 3-story buildings only forty three (43) feet from zoning district boundary line, which is at the center of the alley. Please revise the building height/location accordingly.

**Response:** Per Staff, the measurement will be from the rear of the existing Single-Family lots (R1-6 District Line).

6. Plan identifies an approximately 10-foot-tall "pedestrian entry portal" within the required frontage open space. In accordance with Zoning Ordinance Section 5.1004.G.1, walls and fences in the frontage open space shall not exceed three (3) feet in height. Please also refer to the Zoning Ordinance sections 5.1004.E.2 and 7.200.B.

**Response:** The entry portal has been shifted back 10' from the property line. Per 5.1004.E.2, all "walls, fences, hedges and required screening" within the frontage open space will be 3' in height. However, the proposed entry portal is open, allowing visual continuity, and is not used for screening. Per zoning ordinance Sec. 3.100, open space includes items such as hardscape, gazebos, sidewalks and trails.

7. Please relocate any and all electrical transformers, pool equipment, and HVAC equipment so that they will not be located within the required yard at the 70<sup>th</sup> Street frontage. Please refer to the Zoning Ordinance Sections 5.1004.E.2 and 7.200.B.

**Response:** All proposed equipment will be located/screened on top of building and out of the 70<sup>th</sup> St. frontage. Existing utility equipment within the 70<sup>th</sup> St right of way shall remain in place.

8. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sections 1.904.A.4 and 7.105.

**Response:** A note has been added to the Site Plan indicating equipment location to be located/screened on roof. All screening devices utilized to screen mechanical equipment will be accordance with COS Zoning Ordinance Sections 1.904.A.4 and shall be integral to the building design.

9. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.C.

**Response:** Roof Drains are all internal and will not be exposed on façade. Daylighting drains will be strategically placed on the site plan to minimize water runoff. See new roof plan for internal drain locations.

10. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20-30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plans, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.

**Response:** The Preliminary Landscape Plan has been revised to be representative of the mature size of the proposed species relative to the planting area.

11. Please revise the plant legend to eliminate *Cupressus sempervirens* Italian Cypress and include *Sophora secundiflora* Texas Mountain Laurel in order to utilize a plant that is more sustainable in the Sonoran Desert. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Response: The Italian cypress has been selected as a signature thematic plant that complements the verticality of the buildings. Solar exposure has been considered in relationship to sustainability. The species is included on the AZDWR list of low water use/drought tolerant plants recommended for use in the area. Other typical Sonoran Desert plants will complement the selection.

Circulation:

12. The submitted Conceptual Site Plan shows a 4-foot-wide sidewalk along N. 70<sup>th</sup> Street. Please widen the sidewalks to a minimum width of six (6) feet per Scottsdale Revised Code 47-21 and 47-22, the 2008 Transportation Master Plan Chapter 7-Section 8, and the Design Standards and Policies Manual Sections 2-1.808.A, 5-3.100, 5-3.300.A, and 5-8.101.

Response: The 4-foot-wide sidewalk along N. 70<sup>th</sup> Street has been widened to six (6) feet. In other areas on-site where 6' is not achieved, a 5' min. sidewalk will be provided per 2-1.708.A.

Fire:

13. Please revise the Conceptual Site Plan to demonstrate fire hydrant spacing, including both existing and proposed conditions, in accordance with Fire Ord. 4045, Section 507.5.1.2.

Response: The Conceptual Site Plan has been revised to demonstrate the existing fire hydrant spacing appropriate. Per 507.5.1. 2 maximum spacing should be 700' and existing hydrants are located 32' from the property to the north and 103' to the south.

14. Please also note type of fire sprinkler suppression system proposed to be installed for the structures (i.e. 12, 13R, 13D) on site plan.

Response: Suppression system will be a NFPA 13D system.

Drainage:

15. A Case Drainage Report is required for this project. Please submit the Drainage Report in two (2) copies. Please submit a CD with the drainage report containing a PDF file of the complete sealed and signed drainage report. [Reference: COS DSPM: Section 4-1.800 & Section 4-1A]

Response:

16. The 24"X36" color Conceptual Site Plan submitted with the case file shows at least three (3) surface retention areas and one (1) underground storage area. It appears that all these stormwater storage areas may have been proposed as a part of the proposed redevelopment. Please note that when redeveloping a project site, the City requires to only storing the differential stormwater runoff volume (pre- vs. post-) from the 100-year, 2-hour storm event and not the full storage. Therefore, the applicant has the discretion of providing full storage or the differential (pre- vs. post-) storage. [Reference: COS DSPM: Section 4-1.402 & Section 4-1.800]

Response: As per retention volume calculation no retention is required. See Drainage Report.

17. If the applicant chooses to provide the differential (pre-vs. post-) storage, then the

weighted average Runoff Coefficient ('C') must be calculated in the pre-development condition (a 'C' value 0.45 for landscape and 0.95 for paved area) based on the aerial photo. The same should be done for the post-development condition based on the Site Plan. The required stormwater volume would be,  $V=\Delta CRA$ . [Reference: COS DSPM: Section 4-1.402 & Section 4-1.800]

Response: As per retention volume calculation no retention is required. See Drainage Report.

18. The City requires that all stormwater basins must be drained out within 36 hours. That's why the City prefers detention basins over retention basins which can be drained out to existing storm drain system by means of bleed-off popes. However, in the absence of existing drain systems in the vicinity area or to have challenge with achieving gravity flow into the existing storm drain systems, retention basins are allowed as long as the Engineer states in the Case Drainage Report that dual-chamber dry wells may have to be installed if the retention basins fail to demonstrate complete emptying through natural percolations within 36 hours during the percolation test of the subsurface soil using the dual-ring infiltrometer during the construction of the retention basins. For any underground storage, dual-chamber dry wells must be used and such must be stated in the drainage report. [Reference: COS DSPM: Section 4-1.402 & Section 4-1.800]

Response: As per retention volume calculation no retention is required. See Drainage Report.

19. Approximate Drainage Easement (D.E.) dedication limits around all onsite surface and/or subsurface retention/detention basins must be shown and be called out on the Conceptual Site Plan. [Reference: COS DSPM: Section 4-1.700 & Section 4-1.900]

Response: As per retention volume calculation no retention is required. See Drainage Report

#### Water and Waste Water:

20. The proposed water line requires a dedicated 20-foot-wide Water Line Easement. A private sewer cannot be located within a Water Line Easement per DSPM Sec. 6-1.419.

Response: A 20' water easement will be dedicated. See Preliminary Utility Plan.

21. Water Line Easements will also need to be dedicated extending three (3) feet on each side and beyond the water meter location, per DSPM Sec. 6-1.416.

Response: Water easements will be dedicated for the water services. See Preliminary Utility Plan.

#### Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### Site Design:

22. The notes on the site plan and the open space plan appear to be 6-point font size, or less.



Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to zoning Ordinance Section 1.303.

**Response:** Notes on the Site Plan and Open Space Plan have been revised to be shown at the appropriate font.

23. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808.B and Zoning Ordinance Section 1.303.

**Response:** The proposed bicycle parking and dashed line were provided to show conformance with detail no. 228. Dimensions have been added for clarification.

24. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

**Response:** The Site Plan has been revised to indicate the locations of building mounted and free standing exterior light fixtures.

25. Please provide cross section drawing of the proposed "retention areas" that are indicated adjacent to the N. 70<sup>th</sup> Street frontage. Please refer to Zoning Ordinance Section 1.303.

**Response:** Per the new drainage report, these areas are no longer to be utilized as retention.

**Landscape Design:**

26. Please revise the Landscape Plan to incorporate shade trees into the landscaping along N. 70<sup>th</sup> Street, to provide pedestrian level shading and create a pedestrian-friendly public realm consistent with existing conditions on the opposite side and southward along the street frontage. It would appear that both the Aerium Encore project across the street and the original Aerium project north of E. Osborn Road provided 36" box Quercus Virginiana (Heritage Live Oak) adjacent to the sidewalk for the length of their respective project frontages. Please refer to Scottsdale Sensitive Design Principle 5.

**Response:** The Landscape Plan has been revised to incorporate Quercus Virginiana shade trees along N. 70<sup>th</sup> Street.

27. Please show the locations of street lights on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

**Response:** The Landscape Plan has been revised to show the locations of existing street lights.

28. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please rerer to DSPM Sec. 2-1.808.B.

**Response:** The proposed bicycle parking and dashed line were provided to show conformance

with detail no. 228. Dimensions have been added for clarification.

29. Please revise the landscape plan and the plant legend so that the proposed seasonal annuals will not be located in the right-of-way. Please refer to Scottsdale Revised Code Section 49-246(d).

Response: Seasonal annuals have been removed from the Landscape Plan.

Building Elevation Design:

30. Notes on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications and to Zoning Ordinance Section 1.303.

Response: Fonts have been confirmed 12-point Size on the 24x36 Sheet.

31. In order to improve the readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.

Response: Numbering system has been added to improve clarity.

32. Please provide paint color drawdowns and revise the Color & Material Sample Board so that notes will be 12-point font size. Please refer to Zoning Ordinance Section 1.303.

Response: Drawdowns have been included and the Color & Material Sample Board has been updated with all 12-point fonts.

33. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (5) percent of the wall depth, including glass curtain/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Response: Two Window Details have been added to the submittal showing proper window recesses. Detail 3 shows the window recessed 4 1/8" from the exterior face in a 8 1/2" thick wall with the aluminum window surround. Detail 2 shows the same 4 1/8" recess in an 8 1/2" wall without the surround.

34. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (3) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Response: A Door Detail has been added to the submittal showing proper recess. Detail 1 shows the door recessed 6 1/4" from the exterior face in a 9 7/8" thick wall.

35. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that

demonstrate how proposed roof shade devices should be designed so that the shade material has a density of 75% or greater, Sensitive Design Principle 9 and the following internet link:

<http://www.scottsdaleaz.gov/design/Shading>.

**Response:** The orientation of the buildings on the site is such that most of the glazing area is on the north and south facades of the structures. Direct solar impact is negligible on the north sides. Additionally, the proximity of buildings to one another creates a bit of a canyon effect, which means that solar impact is further mitigated by shadows cast from adjacent buildings.

In addition to the deep recessed glazing per the zoning ordinance, many of the windows are designed with an aluminum fin detail which projects from and surrounds the window system. On the south elevations, the 12" deep fin (see detail 3) achieves the desired shading goal. On the east and west elevations, the use of projections or overhangs to meet the shading requirement is impractical. For example, in order to meet the shading requirement for an 8' tall sliding glass door on the east or west elevation, the shading projection would have to be over 9' deep.

To supplement the shade devices, the builder proposes to use high-performance glazing for all of the windows on the project. The window systems will use Cardinal LowE 366 / clear glazing, which provides an SHGC of .27 and a U-factor of .24-.29, for either Argon or air-filled cavity. The LowE 366 is specifically designed to offer maximum visible light with minimal heat gain. Additionally, the design team has removed a few of the smaller, unprotected windows on the east and west elevations.

36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements of Development Applications. Please refer to Zoning Ordinance Section 1.303.

**Response:** Lighting fixtures are already present on building elevations. However they have been enlarged for clarity on the BW Line Elevations.



(indicate light fixture)

37. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

**Response:** SES Panel is located inside in the SES Closet on the ground Floor. This will be fully enclosed. (See Level 1 Floor Plan)

38. Roof drainage systems shall be interior to the building, except that overflow scuppers are

permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

**Response:** Roof Drains are all internal and will not be exposed on façade. Daylighting drains will be strategically placed on the site plan to minimize water runoff.

**Lighting Design:**

39. Notes on the cut-sheets appear to be 6-point font size, or less, and are difficult to read. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

**Response:** Notes on Lighting Cut Sheets have been revised to be shown at the appropriate size.

40. Proposed light fixtures SD and SF are unacceptable due to the exposed light sources which will result in excessive glare. Provide the alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.

**Response:** Light fixture SD has been removed. Light fixture SF has been replaced with a fixture that will not result in excessive glare.

**Floor Plan Design:**

41. On the floor plans, add dashed lines that indicate the extent of overhang portions of the roof, shade canopies, building areas, etc. Please refer to the Plan & Report Requirements for Development Applications. Please refer to zoning Ordinance Section 1.303.

**Response:** Proper dashed lines were added showing overhangs and roof shade canopies above.

42. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

**Response:** Roof Plan was added to display roof access panels.

**Circulation:**

43. Please dedicate four (4) additional feet of fee title right-of-way adjacent to the current 16-foot-wide alley on the western property line to create a 20-foot-wide alley per Design Standards and Policies Manual Section 5-3.1100F.

**Response:** Discussions with City of Scottsdale staff have resulted in an understanding that the existing sixteen (16) feet of alley right-of-way is sufficient. Due to existing power lines located in alley, in addition to other property constraints, the project team has decided to leave this right of way as is.

44. Please widen the proposed sidewalk adjacent to the parking area on the west side of the site to provide for six (6) feet of width clear of the two (2) foot parking overhang, per 2008

Transportation Master Plan Chapter 7-Section 8, and the Design Standards and Policies Manual Section 2-1.808.

**Response:** The proposed sidewalk adjacent to the parking area on the west side of the site has been widened to provide for six (6) feet of width clear outside of the two (2) foot parking overhang.

45. Per Design Standards and Policies manual Section 2-1.806 and DSPM Figure 2.1-3, entry gates shall be located a minimum of twenty five (25) feet from the back of sidewalk along 70<sup>th</sup> Street. Please revise the site plan accordingly.

**Response:** The proposed automatic entry gate has been relocated to be 25' from back of sidewalk.

46. Please provide a commercial refuse enclosure per Design Standards and Policies Manual Section 2-1.804 and COS Standard Detail 2146, in place of the proposed 300 gallon trash bins in conflict with the pick-up direction of the collection route. Please provide a plan showing the truck turning movements on a site plan to demonstrate that refuse pick-up can be performed per DSPM requirements.

**Response:** Discussions City of Scottsdale staff have resulted in an understanding that the site can be serviced via four 300 gallon trash bins to be located on the western side of the existing alley in accordance with the existing direction of the collection route. As it stands no recycling pick-up occurs in the existing alley. Therefore, for now, City of Scottsdale recycling will not be utilized until an alternative can be addressed. In the meantime, the project team is looking into a private solution.

### **Considerations**

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

### **Site Design:**

47. There are existing overhead utility lines along the northern edge of the site that connect to the lines within the alley to the west, providing services to the adjacent single-family residences. Please consider undergrounding those overhead lines along the north side of the site and where possible along the alley.

**Response:** As labeled, the existing overhead utility line along the northern edge of the site will be undergrounded. The overhead utility line along the west edge of the site will remain in place.

### **Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and



improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following

Circulation:

48. The site driveway proposed on N. 70<sup>th</sup> Street will need to conform to the CL-1 type driveway standard, per COS Standard Detail #2256.

Response: The site driveway proposed on N. 70<sup>th</sup> Street has been revised to conform to the CL-1 type driveway standard, per CoS Standard Detail # 2256.

49. Please provide bike parking near the main entrance, in addition to the bike parking shown near the rear common area in accordance with Design Standards and Policies Manual Section 2-1.808.

Response: Due to the limited size of the site and the existing pedestrian and vehicular circulation movements, it is not feasible to locate the bicycle parking in both the rear common area and near the main entrance. The applicant believes that placing the bike parking near the main activity hub of the community is the ideal location for bicycle parking in this community. The proposed location will provide better visibility and less of an opportunity for unauthorized access. The bicycle parking spaces are within 200' of every building entry which is not an undue burden for cyclists.

Other:

50. The condo plat with need to contain a note stating the property owner's association is responsible for the replacement of any pavement material other than standard grey concrete or black asphalt disturbed by the city while maintaining the public infrastructure per DPSM Sec. 6-1.402.

Response: This note will be included with submittal of the Condo Plat.

If you have any questions, or need further assistance please contact me at 480-994-0994 or at [knichter@lvadesign.com](mailto:knichter@lvadesign.com). We hope that we can continue to work with you through the enhanced review option and keep an open line of communication to answer any questions you may have or supplement any materials as necessary to ease this process and avoid another review.

Thanks,

Keith Nichter

Senior Planner

LVA Urban Design Studio, LLC



5/24/2016

Keith Nichter  
Landmark Homes USA  
8901 E Pima Center Pkwy Ste 100  
Scottsdale, AZ 85258

RE: 19-DR-2016 Aeries

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/19/2016. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Please provide a revised site plan that complies with the Plan & Report Requirements for Development Applications. There may be additional comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
  - a. Revise the project data to indicate bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - b. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - c. Revise the site plan to indicate the dimensions of the parcel.
  - d. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
  - e. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
  - f. Revise the site plan to indicate the location of above ground utility equipment.

- g. Revise the site plan to indicate the location of street lights and overhead utility poles.
2. Please provide a revised preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There may be additional comments regarding the preliminary landscape plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
  3. The submitted Development Application identifies Landmark Homes LLC as the property owner, but the submitted Commitment for Title Insurance identifies Aeries LLC as the property owner. Please submit a revised Commitment for Title Insurance or a revised Development Application form with signatures accurately reflecting the property ownership.
  4. The minimum frontage open space proposed is less than the minimum required by Section 5.1004.B.1.a.i of the Zoning Ordinance. It would appear that instead the calculation from Zoning Ordinance Section 5.1004.B.1.a.i.(1) is being used incorrectly, which is only applicable if 0.50 multiplied by the minimum open space results in a lesser amount. Please revise the open space calculations to use the minimum requirement as identified in Zoning Ordinance Section 5.1004.B.1.a.i.
  5. In accordance with Zoning Ordinance Section 5.1004.C.2, building height shall not exceed one story within fifty (50) feet of the adjacent R1-7 zoning district to the west. The Conceptual Site Plan identifies the proposed 3-story buildings only forty three (43) feet from zoning district boundary line, which is at the center of the alley. Please revise the building height/location accordingly.
  6. Plan identifies an approximately 10-foot-tall "pedestrian entry portal" within the required frontage open space. In accordance with Zoning Ordinance Section 5.1004.G.1, walls and fences in the frontage open space shall not exceed three (3) feet in height. Please also refer to the Zoning Ordinance Sections 5.1004.E.2 and 7.200.B regarding location within the required yard.
  7. Please relocate any and all electrical transformers, pool equipment, and HVAC equipment so that they will not be located within the required yard at the 70<sup>th</sup> Street frontage. Please refer to the Zoning Ordinance Sections 5.1004.E.2 and 7.200.B.
  8. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sections 1.904.A.4 and 7.105.
  9. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.C.
  10. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
  11. Please revise the plant legend to eliminate *Cupressus sempervirens* Italian Cypress and include *Sophora secundiflora* Texas Mountain Laurel in order to utilize a plant that is more sustainable in the Sonoran Desert. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

Circulation:

12. The submitted Conceptual Site Plan shows a 4-foot-wide sidewalk along N. 70<sup>th</sup> Street. Please widen the sidewalk to a minimum width of six (6) feet per Scottsdale Revised Code 47-21 and 47-22, the 2008 Transportation Master Plan Chapter 7-Section 8, and the Design Standards and Policies Manual Sections 2-1.808.A, 5-3.100, 5-3.300.A, and 5-8.101.

Fire:

13. Please revise the Conceptual Site Plan to demonstrate fire hydrant spacing, including both existing and proposed conditions, in accordance with Fire Ord. 4045, Section 507.5.1.2.
14. Please also note type of fire sprinkler suppression system proposed to be installed for the structures (i.e. 12, 13R, 13D) on site plan.

Drainage:

15. A Case Drainage Report is required for this project. Please submit the Drainage Report in two (2) copies. Please submit a CD with the drainage report containing a PDF file of the complete sealed and signed drainage report. [Reference: COS DSPM: Section 4-1.800 & Section 4-1A]
16. The 24"X36" color Conceptual Site Plan submitted with the case file shows at least three (3) surface retention areas and one (1) underground storage area. It appears that all these stormwater storage areas may have been proposed as a part of the proposed redevelopment. Please note that when redeveloping a project site, the City requires to only storing the differential stormwater runoff volume (pre- vs. post-) from the 100-year, 2-hour storm event and not the full storage. Therefore, the applicant has the discretion of providing full storage or the differential (pre- vs. post-) storage. [Reference: COS DSPM: Section 4-1.402 & Section 4-1.800]
17. If the applicant chooses to provide the differential (pre- vs. post-) storage, then the weighted average Runoff Coefficient ('C') must be calculated in the pre-development condition (a 'C' value 0.45 for landscape and 0.95 for paved area) based on the aerial photo. The same should be done for the post-development condition based on the Site Plan. The required stormwater volume would be,  $V = \Delta CRA$ . [Reference: COS DSPM: Section 4-1.402 & Section 4-1.800]
18. The City requires that all stormwater basins must be drained out within 36 hours. That's why the City prefers detention basins over retention basins which can be drained out to existing storm drain systems by means of bleed-off pipes. However, in the absence of existing storm drain systems in the vicinity area or to have challenge with achieving gravity flow into the existing storm drain systems, retention basins are allowed as long as the Engineer states in the Case Drainage Report that dual-chamber dry wells may have to be installed if the retention basins fail to demonstrate complete emptying through natural percolations within 36 hours during the percolation test of the subsurface soil using the dual-ring infiltrometer during the construction of the retention basins. For any underground storage, dual-chamber dry wells must be used and such must be stated in the drainage report. [Reference: COS DSPM: Section 4-1.402 & Section 4-1.800]
19. Approximate Drainage Easement (D.E.) dedication limits around all onsite surface and/or subsurface retention/detention basins must be shown and be called out on the Conceptual Site Plan. [Reference: COS DSPM: Section 4-1.700 & Section 4-1.900]

Water and Waste Water:

20. The proposed water line requires a dedicated 20-foot-wide Water Line Easement. A private sewer cannot be located within a Water Line Easement per DSPM Sec. 6-1.419.

21. Water Line Easements will also need to be dedicated extending three (3) feet on each side and beyond the water meter location, per DSPM Sec. 6-1.416.

#### **Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Site Design:**

22. The notes on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
23. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808.B and Zoning Ordinance Section 1.303.
24. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
25. Please provide cross section drawings of the proposed "retention areas" that are indicated adjacent to the N. 70<sup>th</sup> Street frontage. Please refer to Zoning Ordinance Section 1.303.

#### **Landscape Design:**

26. Please revise the Landscape Plan to incorporate shade trees into the landscaping along N. 70<sup>th</sup> Street, to provide pedestrian level shading and create a pedestrian-friendly public realm consistent with the existing conditions on the opposite side and southward along the street frontage. It would appear that both the Aerium Encore project across the street and the original Aerium project north of E. Osborn Road provided 36" box Quercus Virginiana (Heritage Live Oak) adjacent to the sidewalk for the length of their respective project frontages. Please refer to Scottsdale Sensitive Design Principle 5.
27. Please show the locations of street lights on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
28. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to DSPM Sec. 2-1.808.B.
29. Please revise the landscape plan and the plant legend so that the proposed seasonal annuals will not be located in the right-of-way. Please refer to Scottsdale Revised Code Section 49-246(d).

#### **Building Elevation Design:**

30. Notes on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications and to Zoning Ordinance Section 1.303.



31. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.
32. Please provide paint color drawdowns and revise the Color & Material Sample Board so that notes will be 12-point font size. Please refer to Zoning Ordinance Section 1.303.
33. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
34. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
35. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link:  
<http://www.scottsdaleaz.gov/design/Shading>.
36. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
37. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
38. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

#### Lighting Design

39. Notes on the cut-sheets appear to be 6-point font size, or less, and are difficult to read. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

40. Proposed light fixtures SD and SF are unacceptable due to the exposed light source which will result in excessive glare. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.

**Floor Plan Design:**

41. On the floor plans, add dashed lines that indicate the extent of overhang portions of the roof, shade canopies, building areas, etc. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
42. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

**Circulation:**

43. Please dedicate four (4) additional feet of fee title right of way adjacent to the current 16-foot-wide alley on the western property line to create a 20-foot-wide alley per Design Standards and Policies Manual Section 5-3.1100F.
44. Please widen the proposed sidewalk adjacent to the parking area on the west side of the site to provide for six (6) feet of width clear of the two (2) foot parking overhang, per 2008 Transportation Master Plan Chapter 7-Section 8, and the Design Standards and Policies Manual Section 2-1.808.
45. Per Design Standards and Policies manual Section 2-1.806 and DSPM Figure 2.1-3, entry gates shall be located a minimum of twenty five (25) feet from the back of sidewalk along 70<sup>th</sup> Street. Please revise the site plan accordingly.
46. Please provide a commercial refuse enclosure per Design Standards and Policies Manual Section 2-1.804 and COS Standard Detail 2146, in place of the proposed 300 gallon trash bins in conflict with the pick-up direction of the collection route. Please provide a plan showing the truck turning movements on a site plan to demonstrate that refuse pick-up can be performed per DSPM requirements.

**Considerations**

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

**Site Design:**

47. There are existing overhead utility lines along the northern edge of the site that connect to the lines within the alley to the west, providing services to the adjacent single-family residences. Please consider undergrounding those overhead lines along the north side of the site and where possible along the alley.

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items

before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

48. The site driveway proposed on N. 70<sup>th</sup> Street will need to conform to the CL-1 type driveway standard, per COS Standard Detail #2256.
49. Please provide bike parking near the main entrance, in addition to the bike parking shown near the rear common area in accordance with Design Standards and Policies Manual Section 2-1.808.

Other:

50. The condo plat will need to contain a note stating the property owner's association is responsible for the replacement of any pavement material other than standard grey concrete or black asphalt disturbed by the city while maintaining the public infrastructure per DSPM Sec. 6-1.402.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

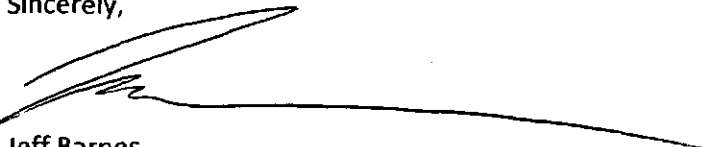
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **19-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:

12	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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☒ Open Space Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

☒ Landscape Plan:

B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Lighting Site Plan(s):

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Photometric Analysis Plan(s) w/ Manufacturer Cut Sheets of All Proposed Lighting:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



8/10/2016

Keith Nichter  
Landmark Homes USA  
8901 E Pima Center Pkwy Ste 100  
Scottsdale, AZ 85258

RE: 19-DR-2016  
Aeries

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/25/2016. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Circulation:**

1. Entry gates shall be located a minimum of 25 feet from the back of sidewalk per Design Standards and Policies manual Section 2-1.806 and DSPM Figure 2.1-3. The measurement on submitted site plan is not being taken from the back of sidewalk as required where the sidewalk shifts to the west as it goes behind the driveway. The result is providing approximately 18 feet of offset which does not meet the standard of 25 feet to achieve the intent of keeping a vehicle waiting for the gate from obstructing the sidewalk.
2. Please revise the plans to provide bicycle parking near the entrance, in addition to the bicycle parking shown near the common area, in accordance with Design Standards and Policies Manual Section 2-1.808.
3. Please revise the plans to identify the pedestrian pathway in the site driveway with alternative color/scoring to differentiate from standard vehicle access. The area marked on the plans submitted as "enhanced pedestrian access" appears to cover the majority of the drive aisle and does not appear to provide sufficient demarcation between vehicles and pedestrians.



- a. This may function better if the pedestrian facilities were located on one side of the drive aisle or the other with crossings of the drive aisle near the pedestrian portals shown.

**Landscape:**

4. Please revise the plant legend to eliminate *Cupressus sempervirens* Italian Cypress and include *Sophora secundiflora* Texas Mountain Laurel in order to utilize a plant that is more sustainable in the Sonoran Desert. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

**Building Elevations:**

5. Please provide information and details related to any screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
6. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105. It appears on the roof plan submitted that everything being internally piped, however no outlets appear to be represented on the elevations. Additionally it is unclear if overflow scuppers are necessary or proposed and how those would also impact the building elevations.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**Building Elevation Design:**

7. Please provide information and details related to the roof drainage system. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are outlets for rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
8. The second submittal included changes to the proposed color palette that were not prompted by staff comments from the first review. Please revise the proposed color palette to reflect the initially proposed color scheme as the newly proposed scheme contains significant use of brighter white and greys on the primary building elements, inconsistent with the City's design guidelines.

**Lighting Design:**

9. Please indicate the locations and details of all building mounted lighting fixtures on the building elevation drawings. With the second submittal, building mounted lighting fixtures appear to be shown on the building elevation drawings but are not noted.

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items

before the hearing may also help clarify questions regarding these plans. Please address the following:

Water and Waste Water:

10. The final plat shall contain a note stating the property owner's association is responsible for the replacement of any pavement material other than standard grey concrete or black asphalt disturbed by the city while maintaining the public infrastructure, in accordance with the Design Standards and Policies Manual Section 6-1.402.
11. The final water and sewer basis of design reports must be accepted by the Water Resources Department prior to the submittal of improvement plans in accordance with the Design Standards and Policies Manual Sections 6-1.200 and 7-1.200.
12. The final plans shall show/callout sizes of existing water/sewer service lines if fee credit is desired per SRC Sec. 49-75.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 38 Staff Review Days since the application was determined to be administratively complete.

These **2<sup>nd</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 19-DR-2016

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One copy: Revised Narrative for Project (as needed)

☒ Site Plan:

4	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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☒ Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"

☒ Landscape Plan:

B/W	2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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RE: THIRD SUBMITTAL OF THE 19-DR-2016 "AERIES" APPLICATION ON 10/03/2016

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APPLICANT RESPONSES TO 2<sup>ND</sup> REVIEW COMMENTS PROVIDED IN **BOLD** TEXT BELOW.

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RE: 19-DR-2016  
AERIES

Dear Mr. Barnes:

The following **2<sup>nd</sup> Review Response to Comments** represent the review performed by our team, and is intended to address the proposed revisions to be in compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material.

Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Circulation:

1. Entry gates shall be located a minimum of 25 feet from the back of sidewalk per Design Standards and Policies manual Section 2-1.806 and DSPM Figure 2. 1-3. The measurement on submitted site plan is not being taken from the back of sidewalk as required where the sidewalk shifts to the west as it goes behind the driveway. The result is providing approximately 18 feet of offset which does not meet the standard of 25 feet to achieve the intent of keeping a vehicle waiting for the gate from obstructing the sidewalk.

***Response: Per coordination with Transportation Staff, the site plan has been revised to allow 21'-4" setback from the back of sidewalk and 35'-4" from face of curb. This has been agreed upon to be sufficient.***

2. Please revise the plans to provide bicycle parking near the entrance, in addition to the bicycle parking shown near the common area, in accordance with Design Standards and Policies Manual Section 2-1.808.

***Response: Per coordination with Transportation Staff, due to the fact each unit has a garage and associated storage, the bike rack will remain by the common area.***

3. Please revise the plans to identify the pedestrian pathway in the site driveway with alternative color/scoring to differentiate from standard vehicle access. The area marked on the plans submitted as "enhanced pedestrian access" appears to cover the majority of the drive aisle and does not appear to provide sufficient demarcation between vehicles and pedestrians.

- a. This may function better if the pedestrian facilities were located on one side of the drive aisle or the other with crossings of the drive aisle near the pedestrian portals shown.

***Response: Per coordination with Transportation Staff, the site plan has been revised to clearly differentiate the enhanced pedestrian access.***

**19-DR-2016  
10/03/16**



Landscape:

4. Please revise the plant legend to eliminate *Cupressus sempervirens* Italian Cypress and include *Sophora secundiflora* Texas Mountain Laurel in order to utilize a plant that is more sustainable in the Sonoran Desert. Please refer to Zoning Ordinance Sections 10.100 and 10.501.

**Response:** *Per coordination with Planning Staff, the site plan has been revised to allow a larger planting area to ensure the Italian Cypress will flourish.*

Building Elevations:

5. Please provide information and details related to any screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

**Response:** *A building cross-section and notation have been added to the roof plan to clearly depict how the mechanical equipment will be appropriately screened behind the parapet.*

6. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105. It appears on the roof plan submitted that everything being internally piped, however no outlets appear to be represented on the elevations. Additionally it is unclear if overflow scuppers are necessary or proposed and how those would also impact the building elevations.

**Response:** *Additional detail has been added to the elevations and roof plan related to the internally piped roof drainage system and location of the outlets. Overflow scuppers have been depicted and are integrated into the architectural design within the mesh screening.*

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Building Elevation Design:

7. Please provide information and details related to the roof drainage system. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are outlets for rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

**Response:** *Additional detail has been added to the elevations and roof plan related to the internally piped roof drainage system and location of the outlets. Overflow scuppers have been depicted and are integrated into the architectural design within the mesh screening. The system has been designed to direct water away from buildings and minimize erosion and staining.*

8. The second submittal included changes to the proposed color palette that were not prompted by staff comments from the first review. Please revise the proposed color palette to reflect the initially proposed color scheme as the newly proposed scheme contains significant use of brighter white and greys on the primary building elements, inconsistent with the City's design guidelines.

**Response:** *Per coordination with Planning Staff a new color palette has been created and approved.*

Lighting Design:

9. Please indicate the locations and details of all building mounted lighting fixtures on the building elevation drawings. With the second submittal, building mounted lighting fixtures appear to be shown on the building elevation drawings but are not noted.

***Response: The building mounted lighted as depicted on the lighting plan/cut-sheets have been noted on the elevations.***

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these item before the hearing may also help clarify questions regarding these plans. Please address the following:

Water and Waste Water:

10. The final plat shall contain a note stating the property owner's association is responsible for the replacement of any pavement material other than standard grey concrete or black asphalt disturbed by the city while maintaining the public infrastructure, in accordance with the Design Standards and Policies Manual Section 6-1.402.

***Response: Understood.***

11. The final water and sewer basis of design reports must be accepted by the Water Resources Department prior to the submittal of improvement plans in accordance with the Design Standards and Policies Manual Sections 6-1.200 and 7-1.200.

***Response: Water and Sewer reports were not required for this DR submittal. Instead a Utility Site Plan was required/provided in their place.***

12. The final plans shall show/callout sizes of existing water/sewer service lines if fee credit is desired per SRC Sec. 49-75.

***Response: Understood.***

The revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above is being submitted for further review. We look forward to the City reviewing the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

Sincerely,

Keith Nichter,  
Senior planner, planning manager  
LVA urban design studio  
120 south ash avenue · tempe, arizona 85281

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 19-DR-2016

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One copy: Revised Narrative for Project (as needed)

☒ Site Plan:

4	24" x 36"	2	11" x 17"	2	8 1/2" x 11"
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☒ Elevations:

Color	2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
B/W	2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"

☒ Landscape Plan:

B/W	2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 4/19/16  
Contact Name: John Kostaras  
Firm name: Landmark Homes  
Address: 8901 E Pima Center Dr. #100  
City, State Zip: Scottsdale AZ

RE: Application Accepted for Review.

1011 - PA- 2015

Dear Mr. Kostaras:

It has been determined that your Development Application for Aeries Townhomes has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Jeff Barnes  
Title: Planner  
Phone number: 480-312-2376  
Email address: jbarnes@scottsdaleaz.gov

19-DR-2016  
04/19/16